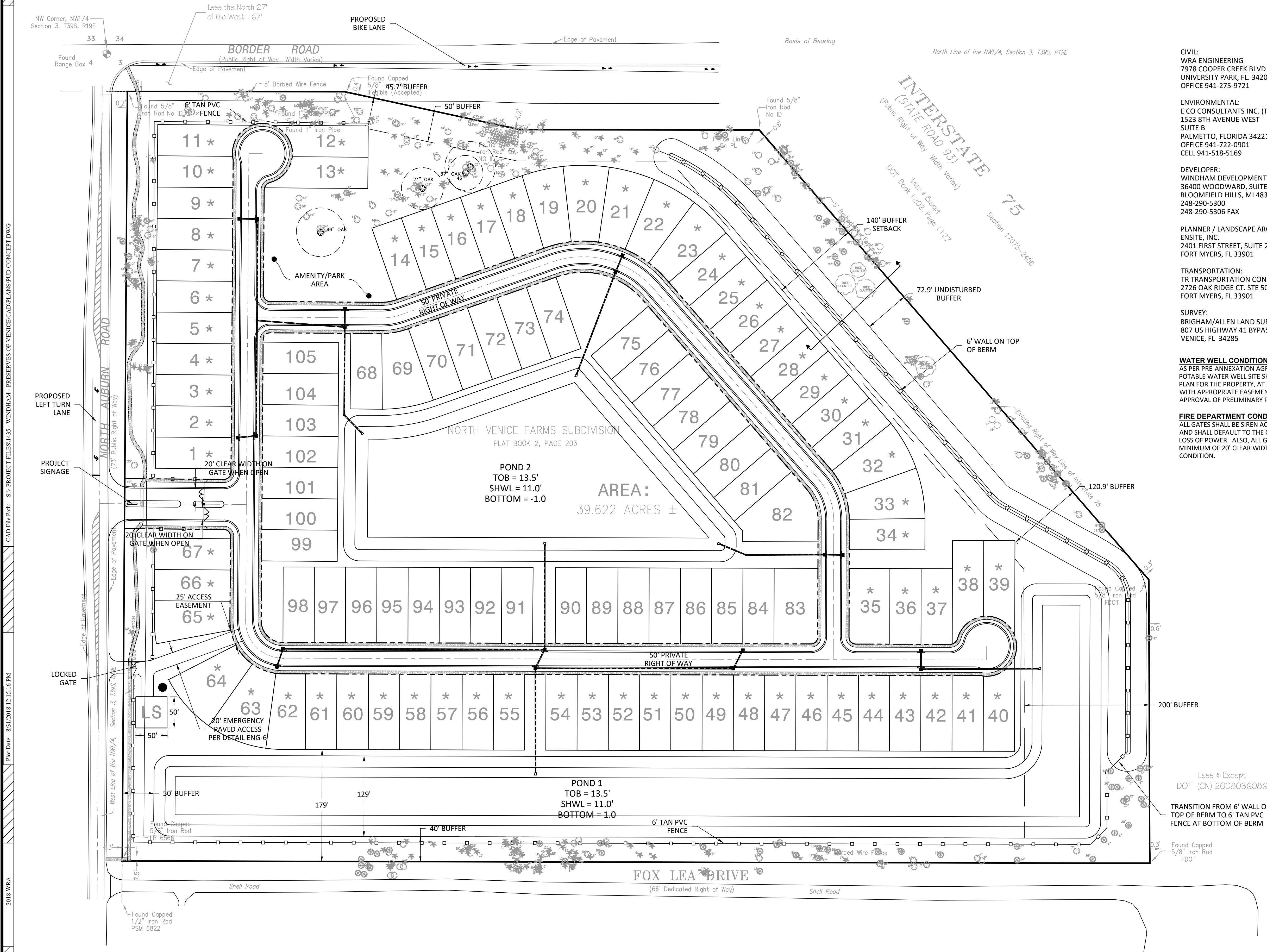




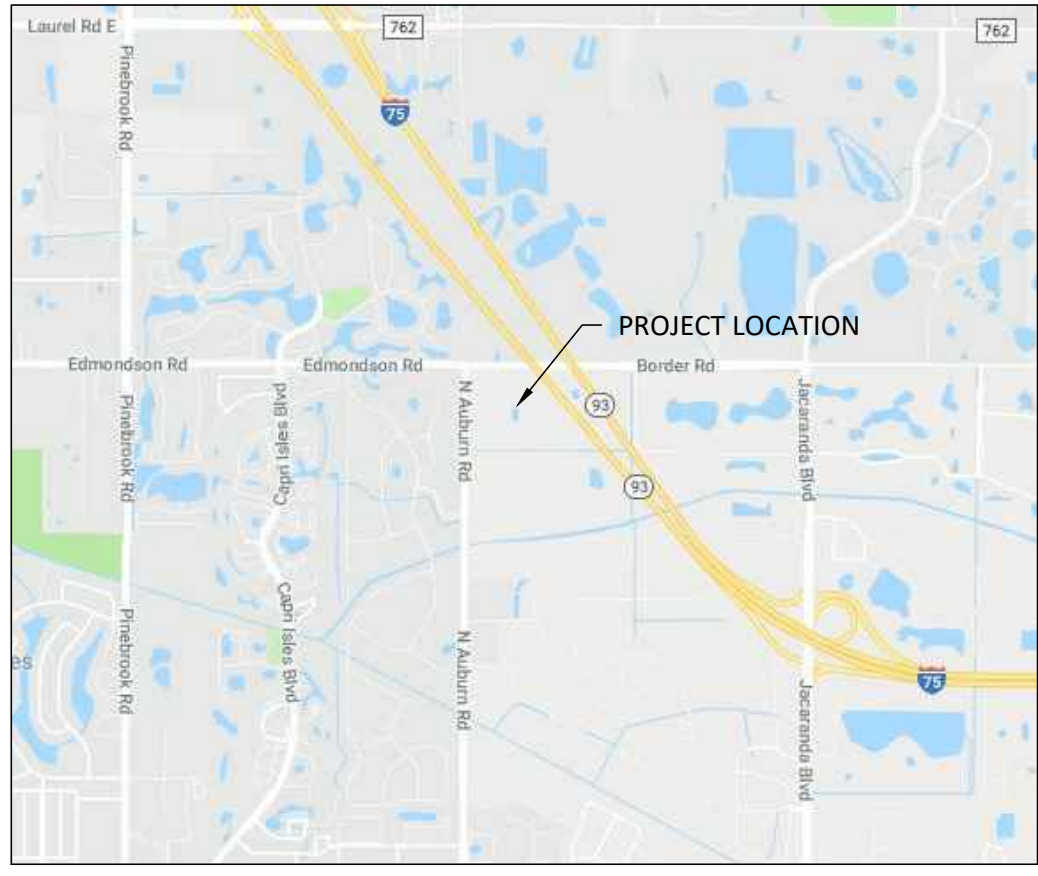
CIVIL:
WRA ENGINEERING
7978 COOPER CREEK BLVD SUITE 102
UNIVERSITY PARK, FL. 34201
OFFICE 941-275-9721

ENVIRONMENTAL:
E CO CONSULTANTS INC. (TODD HERSHFELD)
1523 8TH AVENUE WEST
SUITE 8
PALMETTO, FLORIDA 34221
OFFICE 941-722-0901
CELL 941-518-5169

DEVELOPER:
WINDHAM DEVELOPMENT CORPORATION
36400 WOODWARD, SUITE 205
BLOOMFIELD HILLS, MI 48304
248-290-5300
248-290-5306 FAX

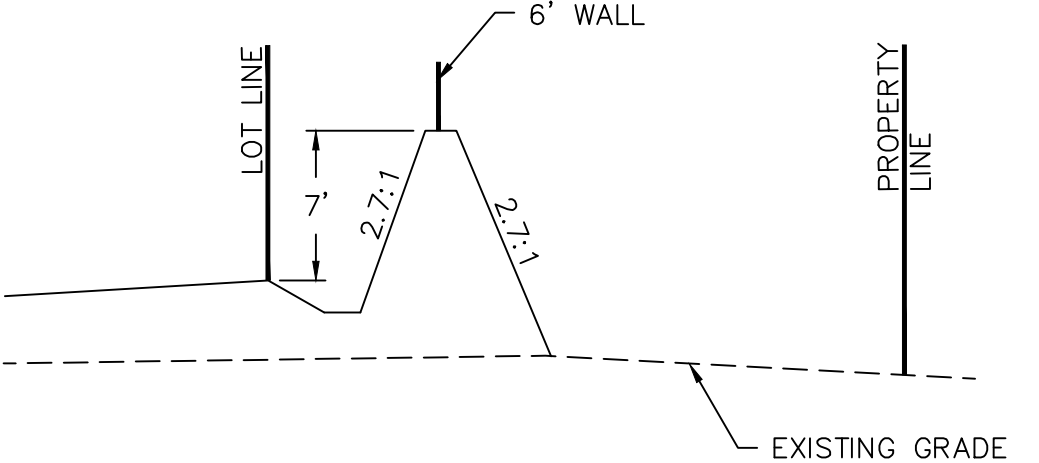
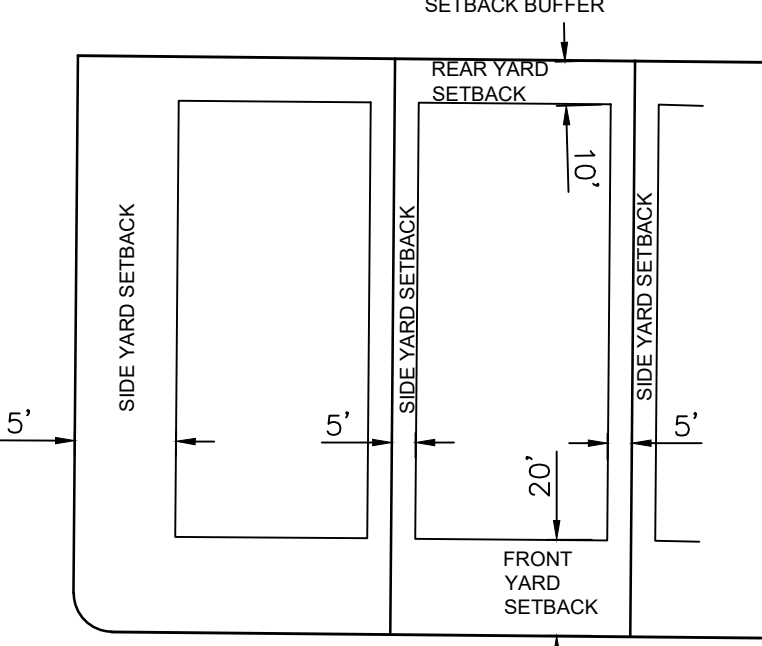
PLANNER / LANDSCAPE ARCHITECT:
ENSITE, INC.
2401 FIRST STREET, SUITE 201
FORT MYERS, FL 33901

TRANSPORTATION:
TR TRANSPORTATION CONSULTANTS, INC.
2726 OAK RIDGE CT. STE 503
FORT MYERS, FL 33901



- SITE DATA SUMMARY**
1. PROPERTY ADDRESS: BORDER ROAD, VENICE, FL. 34292
 2. TOTAL REZONE SITE AREA: 1,726,587 SF OR 39.64 ACRES
 3. FUTURE LAND USE PLAN: LOW DENSITY RESIDENTIAL / AUBURN RD TO I-75 NEIGHBORHOOD (JP/ILSBA AREA NO. 2A)
 4. EXISTING ZONING: OUE (OPEN USE ESTATE, 1 UNIT PER 5 AC)
 5. PROPOSED REZONING: PUD
 6. EXISTING USE: VACANT, PASTURE
 7. PROPOSED USE: 105 SINGLE FAMILY LOTS
 8. UTILITIES: WATER - CITY OF VENICE
SEWER - CITY OF VENICE
ALL ROADWAYS AND STORM WATER MANAGEMENT SYSTEMS WILL BE PRIVATE.
 9. SURROUNDING LAND USES/ZONING:
NORTH: OUR (OPEN USE RURAL)
SOUTH: OUR (OPEN USE RURAL)
EAST: OUE (OPEN USE ESTATE), INTERSTATE
WEST: RSF-2/PUD
 10. ROADWAYS: N. AUBURN RD, BORDER RD, FOX LEA DR, INTERSTATE
 11. OPEN SPACE:
A: *OPEN SPACE REQUIRED: 19.82 AC (50%)
B: *OPEN SPACE PROVIDED: 20.09 AC
LOTS: 15.22 AC (38.4%)
STORM WATER MANAGEMENT FACILITIES: 10.13 AC (25.6%)
RIGHT OF WAY AND LIFT STATION: 4.33 AC (10.9%)
OPEN SPACE LEFT NATURAL: 9.96 AC (25.1%)
 12. IMPERVIOUS SURFACES
A. EXISTING IMPERVIOUS AREA = 0.57 AC
B. EXISTING IMPERVIOUS TO BE REMOVED = 0.57 AC
C. NEW IMPERVIOUS AREA = 11.06 AC
D. TOTAL NET IMPERVIOUS AREA = 10.49 AC
 13. * TOTAL OPEN SPACE ALSO INCLUDES BUFFERS AND POND AREAS.

- LOT CRITERIA**
1. SETBACKS
FRONT - 20'
SIDE - 5'
REAR - 10'
CORNER - 15'
 2. MINIMUM LOT WIDTH - 50'
 3. LOT COVERAGE - 60%
(BASED ON ALLOWABLE SETBACKS AND ONLY AREAS UNDER ROOF SO DOES NOT INCLUDE POOL)
 4. BUILDING HEIGHT - 35'
* HOMES RESTRICTED TO BE SINGLE STORY
 5. MIN. LOT SQ FT - 6,050 SF



REVISIONS		DESCRIPTION	
NO.	DATE	NO.	DATE
6		1	
5		2	
4		3	
3		4	
2		5	
1		6	

Engineering ~ Environmental
Water Resource
4360 W. Linebaugh Ave.
Tampa, FL 33624
7978 Cooper Creek Blvd, Suite 102
University Park, Florida 34201
www.wraengineering.com CA 00007652
Phone: 813.265.3130 941.275.9721

WRA

PLANNED UNIT
DEVELOPMENT BINDING
MASTER PLAN

MURPHY OAKS

ISSUED FOR: PERMITTING
JOB #1435 SEC. 3 TWN:39S RNG:19E DESIGNED:XX DRAWN:XX APPROVED:XX

Plot Date: 8/31/2018
Datum: -

1 OF 1

RECEIVED BY
PLANNING & ZONING
9/4/18